



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 271/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Fremont Trolley Barn 3400 Phinney Avenue N

Features and Characteristics for which a Certificate of Approval is required:

The exterior of the building; and the site, excluding the existing planting, parking, driveway and loading dock on the east side.

Designated under Standard: A, C, and D

Summary of proposed changes: Proposed signage package for building tenants, and option to remove painted band on the brick masonry.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed signage and paint removal at the former Fremont Trolley Barn, 3400 Phinney Avenue N, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in ORD 116054.
 - a. The proposed sign locations will not obscure features of the building exterior.
 - b. The proposed scale, quantity, and type will not visually distract from the Landmark.
 - c. Tenants shall seek a Certificate of Approval for their specific sign design, which may be reviewed administratively if found to be consistent with the overall sign package and Standard #9 of The Secretary of the Interior's Standards for Rehabilitation.
 - d. Proposed removal of the non-historic paint band and former tenant signage does not adversely affect the Landmark. The applicant will review the proposed

methodology with the Landmarks Coordinator and receive their approval prior to starting the work.

2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant made adjustments to the proposal to be responsive to the board and staff's input.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.